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ENERGY STAR  
Representative,  
call the toll free  
ENERGY STAR  
Hotline at  
1-888-STAR YES  
(1-888-782-7937)  
or contact:

Director  
ENERGY STAR  
Buildings  
US EPA (6202J)  
401 M Street, SW  
Washington, DC  
20460

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## AN ENERGY STAR BUILDINGS<sup>SM</sup> AND GREEN LIGHTS<sup>®</sup> CASE STUDY FOR San Diego County, California

### Project Director

Tom DuMont,  
Deputy Director

### Partner Since

1994

### Total Committed Square Footage

62 million

### Location

San Diego County, California



*"The ENERGY STAR Buildings<sup>SM</sup> strategy really works for us. Combining fast-payback lighting upgrades with mechanical systems upgrades has been very beneficial. We have come out of this process not only with great savings, but with a modern inventory of mechanical equipment and better building environment."*

– Tom DuMont,  
Deputy Director

Armed with a utility line of credit and internal motivation, San Diego County, California took only one and a half years to install energy-efficient lighting in 95 percent of its 5 million feet of building space, as part of the U.S. Environmental Protection Agency's (EPA) ENERGY STAR Buildings<sup>SM</sup> and Green Lights<sup>®</sup> Partnership.

The San Diego County energy management team did not want to waste time during the two years it would take to fully design the mechanical upgrade projects, according to Tom DuMont, Facilities Deputy Director. So, in the meantime, the County upgraded its lighting by replacing its T12 lamps with more efficient T8 lamps and electronic ballast. It also switched its incandescent lighting to compact fluorescent lighting, and retrofitted all of its exit signs to energy-efficient LED exit signs. In addition to providing substantial and immediate savings that could fund additional upgrades, this accomplishment won San Diego County recognition as the 1995 ENERGY STAR Buildings and Green Lights County Partner of the Year.

		Progress to Date
<b>Project Costs</b>	Total Expenditures	\$1.4 million
	Dollars Per Square Foot	\$1.49
	Total Square Footage Upgraded	5.1 million
	Percent Upgraded	82%
<b>Cost Savings</b>	Annual Dollar Savings	\$1,123,111
	Dollar Savings Per Square Foot	\$0.22
	Internal Rate of Return (IRR)	45%
<b>Energy Savings</b>	Annual kWh Savings	12.9 million
<b>Pollution Prevention</b>	Annual Carbon Dioxide (lbs.)*	10.1 million
	Equivalent Cars off the Road	1,010
	Equivalent Acres of Trees Planted	1,384



To date, the County has completed \$2 million in whole-building mechanical upgrades, covering a nine-facility government complex. These upgrades included replacing chillers and fan system motors with ones that are more energy efficient. With a new \$9 million capital lease in hand, the County is poised to finish mechanical system upgrades throughout the remainder of its buildings. What's the payoff? The County's electrical energy bill has now stabilized at \$9.5 million a year, despite the County's rapid growth of building square footage, according to DuMont. As the County adds 2 million square feet of new facilities in the coming years, DuMont hopes to keep energy costs flat.

By performing these whole-building upgrades, San Diego County has not only saved money in its energy consumption, but also has addressed its CFC phase out concerns and has breathed new life into its aging building infrastructures all at no out of pocket expense.